

GRAND BAY SOUTH VILLAS

TENTATIVE PLAT NO. **23732-3-REV.**

Sec. 8

Twp. 53

Rge. 40

Municipality: DORAL

Zoned: PUD

RECOMMENDS

APPROVAL

6-10-16 Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS

APPROVAL

6-10-16 Date. Regulatory and Economic Resources Dept. (Zoning)

☒ Recommends approval subject to the City of Doral requirements and the requirements checked below:

☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.

☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrence expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☒ Tentative Plat valid until October 29, 2016

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☒ Site to be filled to County Flood Criteria Elevation of 7.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☒ Property owner/ Developer must provide the needed improvements within the right-of-way.

☒ For the removal of any tree a permit is required.

☒ Tentative Plat No. T-23733 shall be recorded and roadway infrastructure constructed prior to the recordation of this plat.

☒ A Traffic study report signed and sealed by a State of Florida Registered Professional

Engineer is required to be submitted to the Traffic Division of the Miami Dade County Department of Transportation and Public Works.

☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☒ School Board approval required prior to final plat review.

☒ MDWASD approval required prior to final plat review.

☒ A Special Taxing District for street lights and/or a multipurpose for landscape maintenance are required. Special Taxing approval required prior to final plat review.

☒ See attached Miami Dade Water and Sewer Department (MDWASD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☒ Final Mylar(s) plus five (5) prints.

☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☒ Paid Tax receipts (and escrow, if applicable).

☒ Processing fee for Final Plat.

☒ Recording fee for Final Plat.

☒ Water Control Division approval after final plat submittal. (DRER)

☒ Approval regarding method of water supply.

☒ Approval regarding method of sewage disposal.

☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).

☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☒ State Plane Coordinate Data Sheet.

☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 12-18-15

Tentative No.: T-23732-1-NEW

Received Date: 12-7-15

FEES:
 D.R.E.R.----- \$1,872.00
 Plus \$10.90 per site in excess of 6 sites----- \$0.00
 D.R.E.R. enviromental----- \$210.00
PRINT \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: DORAL Sec.: 8 Twp.: 53 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Grand Bay South Villas

2. Owner's Name: Flordade, LLC c/o Pedro Portela, Lennar Homes, Inc. Phone: 305-559-1951

Address: 730 NW 107th Avenue, 3rd Floor City: Miami State: FL Zip Code: 33172

Owner's Email Address: pedro.portela@lennar.com

3. Surveyor's Name: Omar Armenteros c/o Ford, Armenteros and Fernandez, Inc. Phone: 305-477-6472

Address: 1950 NW 94th Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: omara@fordco.com

4. Folio No(s): 35-3008-000-0011 / 35-3008-000-0012 / 35-3008-000-0015 / 35-3008-000-0047

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: Approx. the NE corner NW 104th Avenue and NW 78th Street, Doral, FL.

7. Present Zoning: PUD Zoning Hearing No.: _____

8. Proposed use of Property:
 Single Family Res.(____ Units), Duplex(____ Units), Apartments(396 Units), Industrial/Warehouse(____ Square .Ft.),
 Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

Flordade, LLC, A Florida Limited Liability Company

STATE OF FLORIDA)

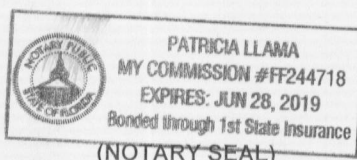
COUNTY OF MIAMI-DADE)

SS: Signature of Owner: _____

(Print name & Title here): GREG McMERSON, VICE PRESIDENT

BEFORE ME, personally appeared GREG McMERSON this 30 day of November 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of November 2015 A.D.



Signature of Notary Public: _____

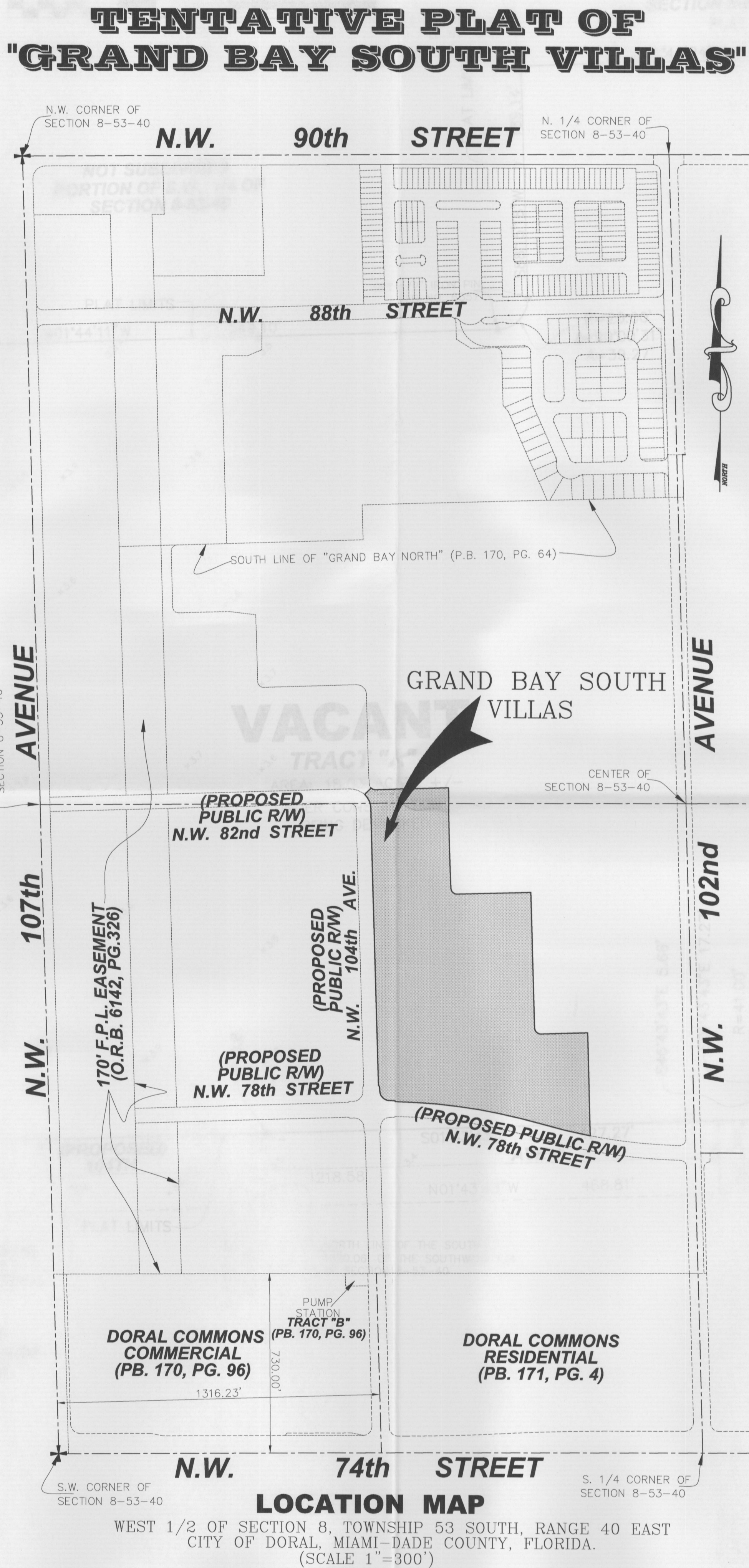
(Print, Type name here): Patricia Llama

June 28, 2019 FF-244718
 (Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23732-3-REV
NAME: GRAND BAY SOUTH VILLAS
SECTION 8-53-40 / DIST. 12
ZONING: PUD/DORAL

Q:\FORDCO\E & S SURVEY\TENTATIVE PLAT\14-025-5800 GRAND BAY SOUTH VILLAS T-PLAT.DWG



LEGAL DESCRIPTION:

A portion of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Section 8; thence N01deg43min29secW, along the West Line of the Southwest 1/4 of said Section 8, for a distance of 730.21 feet; thence N89deg39min25secE, along the North line of the South 730.00 feet of the Southwest 1/4 of said Section 8, for a distance of 1286.55 feet; thence N01deg43min43secW for a distance of 611.61 feet to a point of curvature of a circular curve to the left, concave to the Southwest; thence Northerly, Northwesterly and Westerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90deg00min00sec for an arc distance of 39.27 feet to a point of tangency; thence S88deg16min17secW for a distance of 1221.13 feet to its intersection with the line 40.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 8, thence N01deg43min29secW, along a said parallel line for a distance of 60.00 feet; thence N88deg16min17secE for a distance of 1221.13 feet to a point of curvature of a circular curve to the left, concave to the Northwest; thence Easterly, Northeasterly and Northerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 90deg00min00sec for an arc distance of 39.27 feet to a point of tangency; thence N01deg43min43secW for a distance of 468.81 feet to a point on the North line of the South 1920.06 feet of the Southwest 1/4 of said Section 8; thence N89deg39min25secE, along the last described line for a distance of 60.02 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence S01deg43min43secE for a distance of 427.27 feet; thence S46deg43min43secE for a distance of 5.66 feet; thence S01deg43min43secE for a distance of 17.27 feet to a point of curvature of a circular curve to the left, concave to the Northeast; thence Southeasterly along the arc of said curve, having for its elements a radius of 41.00 feet, through a central angle of 88deg10min57sec for an arc distance of 63.10 feet to a point of reverse curvature of a circular curve to the right, concave to the South; thence Easterly along the arc of said curve, having for its elements a radius of 2324.00 feet, through a central angle of 00deg27min41sec for an arc distance of 18.71 feet to a point of non-tangency; thence S46deg43min33secE for a distance of 5.90 feet to a point on a circular curve to the right; thence Southeasterly along the arc of said curve, having for its elements a radius of 2260.00 feet, through a central angle of 05deg10min01sec for an arc distance of 203.81 feet to a point; thence N01deg44min24secW for a distance of 417.43 feet; thence S88deg16min18secW for a distance of 189.14 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90deg00min31sec for an arc distance of 39.27 feet to a point of tangency; thence N01deg44min11secW for a distance of 549.10 feet; thence S88deg16min31secW for a distance of 302.12 feet to a point of curvature of a circular curve to the right, concave to the Northeast; thence Northwesterly along the arc of said curve, having for its elements a radius of 24.00 feet, through a central angle of 90deg00min00sec for an arc distance of 37.70 feet to a point of tangency; thence N01deg43min29secW for a distance of 411.60 feet; thence S88deg16min31secW for a distance of 303.01 feet to a point of curvature of a circular curve to the right, concave to the North; thence Northwesterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 44deg59min51sec for an arc distance of 18.06 feet to a point on a non-tangency line; thence S43deg16'22"W, along a line radial to the following described curve, for a distance of 37.66 feet to a point on a circular curve to the right, concave to the Southwest; thence Southeasterly along the arc of said curve, having for its elements a radius of 85.00 feet, through a central angle of 44deg59min48sec for an arc distance of 66.75 feet to a point of tangency; thence S01deg43min43secE for a distance of 696.22 feet to the POINT OF BEGINNING.

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M. / TRACTS CORNERS	19
P.C.P.	5
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

DEVELOPMENT CRITERIA TABLE	
TRACT "A" : 384 CONDOMINIUM UNITS	

CONTACT PERSON INFORMATION	
Name:	OMAR ARMENTEROS, P.S.M.
Telephone Number:	(305) 477-6472
Fax Number:	(305) 470-2805
e-mail address:	omara@fordco.com
e-mail address:	jmilan@fordco.com

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description: Prepared by Ford Armenteros and Fernandez, Inc.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County. Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.
- The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Number of Tracts: 1
- Public Water to be Utilized.
- Public Sewer to be utilized.
- Zoning: PUD
- Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- Miami-Dade County Flood Criteria: 7.0' more or less.
- AREA OF PROPERTY: 785,337.58 S.F. or 18.03 Acres +/-
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT.
- North arrow direction and Bearings shown hereon are based on assumed value of N01°43'29"W along the West Line of Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida.
- Bench Mark Used: N-3129 Elev.= 8.46' (N.G.V.D.)
- Bench Mark Location: N.W. 58th ST.--42' South of extended South Edge of Pavement.
N.W. 107th AVE.--27' East of West Edge of Pavement.
- PK Nail and Brass Washer on Top of Concrete Median
- Address: N.W. 82nd STREET AND N.W. 104th AVENUE Doral, Florida
Flood Zone: "AH"
Base Flood Elev.=5.00'
FEMA Panel Number:12086C0276L
Date: September 11, 2009
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
a. FLORDADE, LLC.
b. LENNAR HOMES, LLC.
c.
- Field Book: A-575 Project No.: 14-025-5808
- This Map of Survey is intended to be displayed at a scale of One inch equals 60 feet or smaller.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.
Ford, Armenteros & Fernandez, Inc. LB 6557
Original Field Work Survey Date: July 07, 2015.
Revision Date 1: MAY 23, 2016 (Development Criteria Table 396 to 384)
Revision Date 2:
Revision Date 3:

By:
Omar Armenteros, P.S.M. For The Firm
Professional Land Surveyor, LS 3679
State of Florida.



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

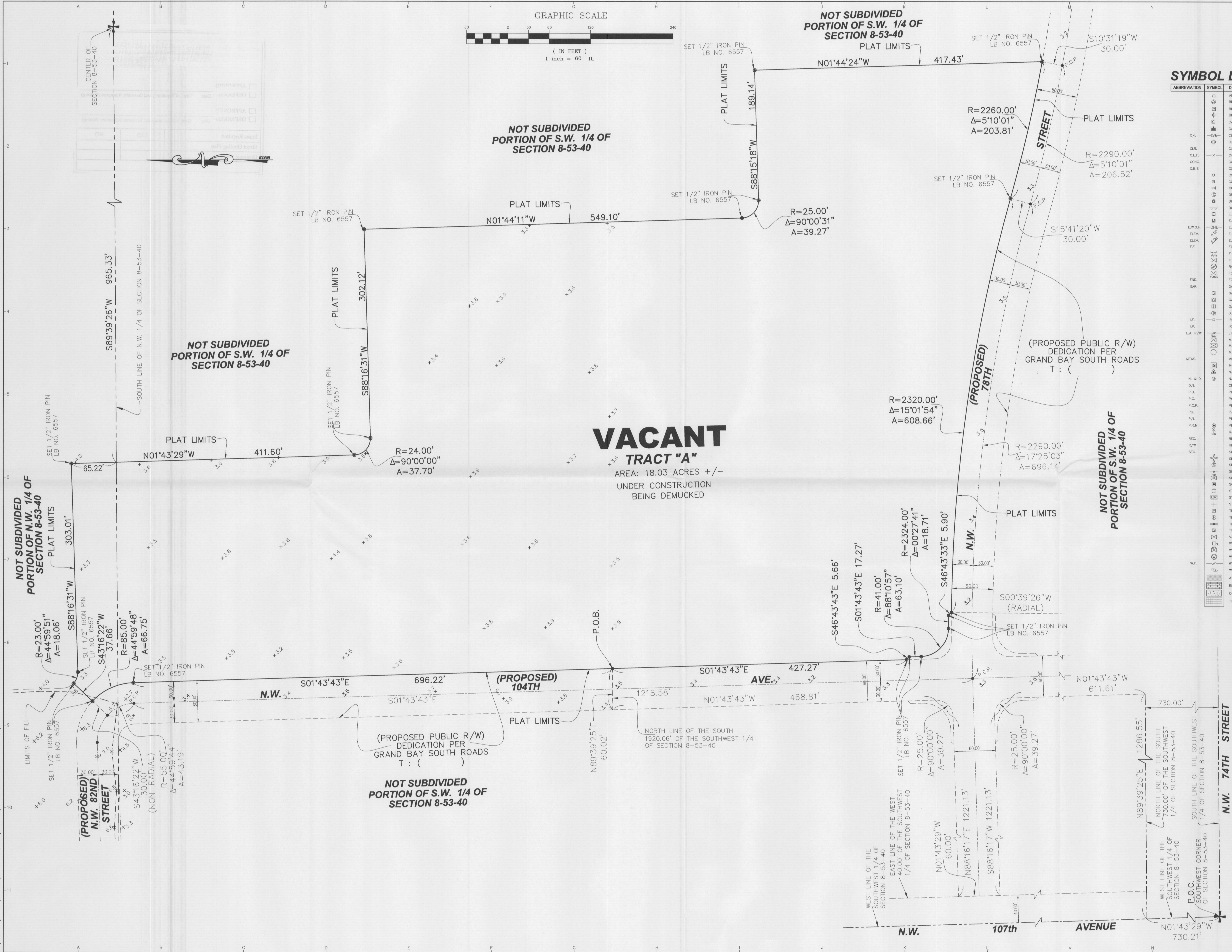
DRAWINGS AND SPECIFICATIONS AS SHOWN ON THESE PLANS ARE THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION		APP.	BY	DATE
DESCRIPTION		O.A.	E.R.	
(Development Criteria Table 396 to 384)				
No.	1			5/23/16

GRAND BAY SOUTH VILLAS	
TENTATIVE PLAT	SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
LOCATION MAP, LEGAL DESCRIPTION, DEVELOPMENT CRITERIA & SURVEYOR'S NOTES	
LENNAR HOMES, LLC.	

SCALE:	AS SHOWN
DRAWN BY:	E.R.
CHK. CHECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	
DATE:	SEP 28, 2015
PROJECT No.	14-025-5810
SHEET:	1
OF 2 SHEETS	

Q:\YORDCO E & S SURVEY\TENTATIVE PLAT\14-025 (GRAND BAY SOUTH FLORIDA)\04-025-5810 GRAND BAY SOUTH VILLAS T-PLAT.DWG



SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
ALUM.		ALUMINUM LIGHT POLE
B.S.		BELLSOUTH MANHOLE
B.T.M.		BELLSOUTH MANHOLE
C.B.		CABLE BOX
C.B.		CATCH BASIN
C.F.		CENTERLINE
C.F.		CLEAN OUT VALVE
C.F.		CHAIN LINK FENCE
C.F.		CONCRETE
C.F.		CONCRETE BLOCK STRUCTURE
C.F.		CONCRETE LIGHT POLE
C.F.		CONCRETE POWER POLE
C.F.		CONTROL VALVE
C.F.		DRAINAGE MANHOLE
C.F.		DRILL HOLE
C.F.		DUAL POLE SIGN
C.F.		ELECTRIC BOX
C.F.		ELECTRIC METER
C.F.		ELECTRIC WIRE OVERHEAD
C.F.		ELEVATION (EXISTING)
C.F.		ELEVATION (PROPOSED)
C.F.		FINISHED FLOOR
C.F.		FIRE HYDRANT
C.F.		FIRE MAIN VALVE
C.F.		FLORIDA POWER AND LIGHT COMPANY MANHOLE
C.F.		FORCE MAIN VALVE
C.F.		FOUND
C.F.		GARAGE
C.F.		GAS MANHOLE
C.F.		GAS METER
C.F.		GAS VALVE
C.F.		GUARD POST
C.F.		IRON FENCE
C.F.		IRON PIPE
C.F.		LIMITED ACCESS RIGHT OF WAY
C.F.		MAIN SEWER VALVE
C.F.		MAIL BOX
C.F.		MANHOLE
C.F.		MEASURED
C.F.		MORTEMENT
C.F.		NAIL AND DISC
C.F.		ON LINE
C.F.		PLAT BOOK
C.F.		POINT OF CURVATURE
C.F.		PERMANENT CONTROL POINT
C.F.		PAGE
C.F.		PROPERTY LINE
C.F.		PERMANENT REFERENCE MONUMENT
C.F.		RAIL ROAD CROSSING SIGN
C.F.		RECORDED INFORMATION
C.F.		RIGHT OF WAY
C.F.		SECTION CORNER
C.F.		SEWER MANHOLE
C.F.		SIGN
C.F.		SPRINKLER VALVE
C.F.		SQUARE CUT AND NAIL
C.F.		STORM MANHOLE
C.F.		STREET LIGHT BOX
C.F.		STREET SIGN
C.F.		TELEPHONE BOX
C.F.		TELEPHONE MANHOLE
C.F.		TRAFFIC SIGN
C.F.		TRAFFIC SIGNAL BOX
C.F.		VALVE
C.F.		WATER METER
C.F.		WATER VALVE
C.F.		WELL
C.F.		WOOD FENCE
C.F.		WOOD POWER POLE
C.F.		ASPHALT
C.F.		BRICK
C.F.		CONCRETE
C.F.		TILE

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH: (305) 477-8472
FAX: (305) 470-2805
LB. No. 6557

TRIMMED AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL BE THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. WHEN THE PROJECT FOR WHICH THEY ARE MADE IS USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE CREDIT TO FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION	BY	APP.
DESCRIPTION	E.R.	O.A.
(Development Criteria Table 396 to 384)		

GRAND BAY SOUTH VILLAS

TENTATIVE PLAT

SKETCH OF SURVEY AND LEGEND

LENNAR HOMES, LLC.

SCALE: AS SHOWN

DRAWN BY: E.R.

DATE: SEP 28, 2015

PROJECT No: 14-025-5810

SHEET: 2 OF 2 SHEETS

SECTION & TOWNSHIP: S3 SOUTH, RANGE 40 EAST

CITY: DORAL, FLORIDA 33172